

Envision Carlsbad Citizens Committee

Minutes

May 11, 2011

**1635 Faraday Avenue, Carlsbad
Room 173B**

Committee Present

Primary Members

Eric Larsen (Chair)
Barbara Hamilton
Allen Sweet
Hap L'Heureux

Julie Baker
Fred Sandquist
Jeff Segall

Mike Howes
Robert Gates
John O'Reilly

Alternate Members

Jack Cumming
Jim Bradley

Tina Schmidt

Guy Roney

Absent: Jim Farley (Primary – Co Chair), Kirk Cowles (Primary), Jim Comstock (Primary), Gina McBride (Primary), Jeannie Sprague-Bentley (Primary), Sean Bentley (Primary) Greg Nelson (Primary), Glen Etherington (Alternate), Chris Korogi (Alternate), Sean Sexton (Alternate), Robert Nielsen (Alternate), Dr. Anne Spacie (Alternate)

City of Carlsbad Staff

Gary Barberio – Community & Economic Development Director

Don Neu – City Planner

David de Cordova – Principal Planner

Chris DeCerbo – Principal Planner

Jennifer Jesser – Senior Planner

Barbara Nedros – Administrative Assistant

Consultant

Rajeev Bhatia – Dyett & Bhatia

Public/other attendees – There were three members of the public present and were invited to join the Committee in the discussion.

Eric Larsen called the meeting to order at 6:05 p.m.

1. Minutes from March 9, 2011 and March 23, 2011 EC3 Meetings

The minutes from the March 9, 2011 and March 23, 2011 meetings were approved as presented by a unanimous vote of the Committee. Hap L'Heureux was absent at the March 9, 2011 EC3 Meeting and abstained from voting on those minutes.

2. Overview of Process for Plan and Policy Alternatives Development

Rajeev Bhatia gave the Committee an overview of the process that will be taking place over the next few months. The next step will be to go to the Planning Commission and City Council to receive their input, tentatively scheduled for next month. The alternatives will be finalized and then brought back to the Committee. Then the alternatives, which will be text, maps, drawings, images, will be taken to the public through workshops.

3. EC3 Conversation about Alternatives

Rajeev Bhatia and explained the process for the committee's brainstorming on alternatives and provided an overview of the focus areas.

The Committee divided into two groups and discussed the eleven focus areas, and gave a report-out of their discussions (attached).

4. Next Steps

Rajeev indicated meetings with the Planning Commission and City Council are anticipated to occur in June or July. These timeframes are tentative and meetings need to be scheduled with both groups. The public workshops are anticipated to occur in October.

5. Announcements

There were no announcements.

6. Public Comment

There was no public comment because the public was invited to participate with the Committee.

Eric Larsen adjourned the meeting at 8:47 p.m.

Envision Carlsbad Citizens Committee (EC3) Conversation About Alternatives

Focus Area 1 – Northwest Coastal

Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • D.A.R/H.O.V. Ramp limits opportunities on SDG&E property east of I-5 • Opposed to gas stations adjacent to waterways • Respect vision of Barrio area workshop • Keep city hall downtown (in the Village) • Build around Holiday Park <ul style="list-style-type: none"> ○ Multi-family residential • Power plant property <ul style="list-style-type: none"> ○ Mixed use ○ Restaurants ○ Park ○ Visitor uses ○ Open Space/Recreation ○ High end hotel ○ Seaport Village • Snug Harbor area <ul style="list-style-type: none"> ○ Construct lagoon edge trails • Stronger corridor connection between Areas 1 and 2 • Consideration of watershed areas 	<ul style="list-style-type: none"> • Power plant – limited opportunity <ul style="list-style-type: none"> ○ Any use dependent on lagoon being dredged ○ Cannot plan until we know power plant is going ○ Tourist serving commercial would be good <ul style="list-style-type: none"> ▪ Resort ▪ Restaurant ▪ Shops ○ No residential (maybe a little) ○ E/side of freeway <ul style="list-style-type: none"> ▪ Agriculture ▪ Tourist Commercial ▪ No residential • Pio Pico – turn hotels into SRO's, Vons – leave commercial • Vons on CVD – midscale/upscale restaurant • Garfield area – high density, restaurants with view • Jefferson – keep high density – increase density • Downtown – not good for SF detached • Restaurants fronting ocean • Mixed use senior center • Adams Street area – office, senior housing, multi-family residential

Focus Area 2 – Plaza Camino Real Commercial

Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • High density mixed use • Align/connect with area north of SR78 • Vertical and horizontal mixed use • Connection/relationship to the Village • Shuttle between Plaza Camino Real and Village to better utilize existing parking • Create a destination at Plaza Camino Real 	<ul style="list-style-type: none"> • Hotel • Commercial and residential – mall • Mixed use – mall • East of El Camino Real – leave commercial

<ul style="list-style-type: none"> • Make Plaza Camino Real an attractive place to live • High end condos • Link to Quarry Creek area 	<ul style="list-style-type: none"> • Build parking structure – free up city parking lot – area to build high density residential • Site west of mall – high density residential
Focus Area 3 – Quarry Creek	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • Create an integrated trail system • Protect the watershed area • Respect/give back the open space • Build upon the benefits of Buena Vista Creek – Creekside development • Trails/connection to the ocean • Make trail connections up to Lake Calavera • Create a trail link along the watershed area 	<ul style="list-style-type: none"> • High density residential – cluster/transfer • Cluster density/open space • Perfect for high density • Preserve as much open space as possible
Focus Area 4 – Marja Acres	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • Site potential for mixed use • Potential for multi-family residential • Surrounded by single family homes. Carefully handle edge conditions • Consider site for residential only 	<ul style="list-style-type: none"> • All residential • May not be viable as commercial • High density • Commercial (where existing commercial is) • Leave commercial as commercial • Residential – change to high density • Assisted living facility
Focus Area 5 – Sunny Creek Commercial	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • Mixed use • High density residential • Include some commercial 	<ul style="list-style-type: none"> • RLM site – people sentimental about it • Big box • Commercial – low profile • Create a river walk by creek • Mixed use? • City hall with river walk • All sites – commercial • High density
Focus Area 6 - Mandana	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • Consider thin film solar for covering the reservoir • Should be residential – low density • Constrained access and habitat • 40% of city as open space is the same as New 	<ul style="list-style-type: none"> • Leave – large lot residential – low density • Equestrian

<p>York City. Can densify elsewhere. Defend the open space</p> <ul style="list-style-type: none"> Integrate trails and park land 	
Focus Area 7 – Palomar Corridor	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> Many distribution facilities <ul style="list-style-type: none"> Not parked for office/R&D Consider adding residential to the area <ul style="list-style-type: none"> Area south of Palomar Airport Road that are older Compatibility with the airport must be considered Northeast of airport consider as a site for compost facility Add commercial uses to support residential that may be included Commercial and residential on periphery 	<ul style="list-style-type: none"> Residential serving use in PI (sw PAR) Affordable housing High density residential Between Palomar Oaks and Costco, big box retail – general office Bressi area – commercial (big box) Las Palmas area – technology infrastructure (light R&D, Education, industrial (light)) Northeast Palomar Airport Road – commercial/residential serving Islands restaurant area – does not do well after work hours
Focus Area 8 – Southern Freeway Corridor	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> Great location for smart growth/affordable housing in vicinity of Poinsettia train station (south of treatment plant) Consider as a site for mixed use Poinsettia Village site needs upgrading Avenida Encinas road improvements need to be completed Modernize sites along roadway (Avenida Encinas) Automotive service businesses area a good use for area because of freeway and railroad 	<ul style="list-style-type: none"> High density multi-family (Encina site) Existing hotels – good use/need updating North of Palomar Airport Road – could be commercial, general office, restaurants East of I-5 – visitor serving near I-5, commercial – residential serving SWC Poinsettia/I-5 – commercial – residential serving, home improvement, furniture
Focus Area 9 – Ponto/Southern Waterfront	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> Linear park along Carlsbad Boulevard Additional coastal access Beach parking added Pocket park (activity areas, place for weddings, etc.) Water front commercial (ex: Seaport Village, restaurants, etc.) Recreational/commercial <ul style="list-style-type: none"> Place that can be shared by everyone 	<ul style="list-style-type: none"> Ensure we have beach front walking/biking Linear park (with commercial amenities) Commercial on west side – food stands, bike rental, restaurants Build restaurant above parking lot

<ul style="list-style-type: none"> • Create more campsites 	
Focus Area 10 - Aviara	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • High end condos/residential on Murphy property • Preserve environmental resources on Murphy sites. Park opportunity • Park Hyatt site – high density condos should be considered • Bridges/Pontebello site <ul style="list-style-type: none"> ○ Finish Poinsettia ○ Mix in density which is compatible with the area and could be a little higher 	<ul style="list-style-type: none"> • Need Poinsettia completed • Leave as residential (RLM) north site • Murphy <ul style="list-style-type: none"> ○ Park/open space ○ No residential ○ Mitigation land • Resort – leave
Focus Area 11 – South El Camino Real	
Group 1 Notes	Group 2 Notes
<ul style="list-style-type: none"> • Vons site southeast corner of El Camino Real/La Costa <ul style="list-style-type: none"> ○ High density housing ○ Live/work development • Plaza Paseo Real/Crazy Burro sites <ul style="list-style-type: none"> ○ Upscale retail 	<ul style="list-style-type: none"> • Old Vons at La Costa <ul style="list-style-type: none"> ○ Residential – multi-family, high density ○ Maybe not mixed use ○ Low chance for opposition to high density ○ Needs to have economic potential • Center by Library <ul style="list-style-type: none"> ○ Stay as is ○ Community gathering place ○ Other cultural uses by Library • Crazy Burro site <ul style="list-style-type: none"> ○ Office/professional ○ High density residential